



Jim Underwood  
Executive Director

# **CDB BOARD BOOK**

**November 8, 2011, 10:30 a.m.**

**Video-Conference  
between**

**James R. Thompson Center  
100 West Randolph Street, Suite 14-600  
Chicago, Illinois  
and**

**Robert Oxtoby Board Room  
3<sup>rd</sup> Floor Stratton Office Building  
401 S. Spring Street  
Springfield, Illinois  
and**

**IL Dept. of Transportation Office  
1102 East Port Plaza  
Collinsville, Illinois**

**Board Members:**    **Peter J. O'Brien, Sr. (Chairman)**  
                              **Mark J. Ladd**  
                              **Glyn M. Ramage**  
                              **Michael Chin**  
                              **Stewart A. Munoz**

**CAPITAL DEVELOPMENT BOARD**

**November 8, 2011, 10:30 a.m.**  
**Video-Conference**  
**between**  
**the following three locations:**

**James R. Thompson Center**  
100 West Randolph Street  
Suite 14-600  
Chicago, Illinois

**Robert Oxtoby Board Room**  
3<sup>rd</sup> Floor Stratton Building  
401 S. Spring Street  
Springfield, Illinois

**IDOT Office**  
1102 East Port Plaza  
Collinsville, Illinois

## 1. CALL TO ORDER

## PRELIMINARY ITEMS

2. Adoption of Agenda  
3. Approval of October 11, 2011 Minutes ..... 1-7  
4. Introduction of Guests

## BOARD ACTION

5. Staff Recommendation for Design Build Selection ..... 8-9
6. Higher Education Recommendation for Architect/Engineer Selections ..... 10-11

### INFORMATIONAL ITEM

7. Architect/Engineers approved by Executive Director.....12-13

## EXECUTIVE SESSION

staff contacts: Amber Evans      Candy Bearden  
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SUBJECT: Meeting Minutes for October 11, 2011 Board Meeting

The October 11, 2011 meeting of the Capital Development Board was held by video-conference at the James R. Thompson Center, 100 West Randolph Street, Suite 14-600, Chicago, Illinois, and the Stratton Office Building, 401 South Spring Street, Third Floor, Springfield, Illinois.

The following Board Members were present:

**Chicago**

Peter O'Brien, Sr., Chairman  
Mark J. Ladd  
Michael Chin

**Collinsville**

Glyn Ramage

Others present:

**Chicago**

Jim Underwood, CDB  
Josh Weger, CDB  
Keith Horton, CDB  
Karla Springer, CDB  
Jesse Martinez, CDB  
Mike Wilson, CDB  
Gilbert Villegas, CDB  
Don Broughton, CDB  
Leonard McGee, CDB  
Joseph Vitosky, U of I  
Mary Ann O'Hara, FGM  
Bhanoji Yedavalli, DNC  
John Wandolowski, College of DuPage  
Angela Knoble, College of DuPage  
Jeff Sronkoski, Legat Architects  
Jim Ma, College of DuPage  
Tom Glaser, College of DuPage

**Springfield**

Candy Bearden, CDB  
Amber Evans, CDB  
Lisa Mattingly, CDB  
Marcy Joerger, CDB  
Patty Broers, EEC  
Gus Behnke, CDB  
Douglas Tinch, CDB

Mr. O'Brien called the meeting to order at 10:40 a.m.

Keith Horton, CDB Legal Counsel, swore in Peter O'Brien as Chairman of the Capital Development Board.

Amber Evans took roll call. For the record, Chairman O'Brien and members Mark Ladd and Michael Chin were present at the Chicago meeting site. Board Member, Glyn Ramage was present via video-conference at the Collinsville site.

Mr. Ladd moved and Mr. Chin seconded a motion for adoption of the agenda. Chairman O'Brien called for a vote, which was approved unanimously.

Mr. Ramage moved and Mr. Ladd seconded a motion to approve the minutes of the September 13, 2011 meeting. Chairman O'Brien called for a vote, which was approved unanimously.

All guests in Chicago introduced themselves to the Board. There were no guests in Springfield or Collinsville.

Mr. Broughton presented the following A/E selection recommendation:

1.	120-070-010	<b>DEPARTMENT OF CORRECTIONS</b> Replace Roofing Systems Dixon Springs Boot Camp – Pope County 1. White & Borgognoni 2. H. Michael Bohnsack Architects 3. Image Architects, Inc.	Appropriation: \$440,000 Project Cost: \$440,000
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Mr. Chin moved and Mr. Ladd seconded a motion to approve the recommendation for the selection of architects/engineers. Chairman O'Brien called for a vote, which was approved unanimously.

The following eight A/E selection recommendations were approved under one motion:

Mr. Broughton presented the following A/E selection recommendation:

2.	630-000-159	<b>DEPARTMENT OF TRANSPORTATION</b> Renovate/Repair Salt Domes, Renovate Towanda Team Selection Edwards, Macomb and Towanda, Illinois 1. Thomas Steen Associates, Ltd. 2. Architechnics, Inc. 3. Klingner & Associates, P.C.	Appropriation: \$423,000 Project Cost: \$423,000
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Mr. Broughton presented the following A/E selection recommendation:

3.	630-000-160	<b>DEPARTMENT OF TRANSPORTATION</b> Renovate/Construct Restrooms, Upgrade HVAC Systems and Construct Material Storage Building Tuscola, Paris and Champaign, Illinois 1. Clark Dietz, Inc. 2. Blank, Wesselink, Cook & Associates, Inc. 3. Middleton Associates, Inc.	Appropriation: \$405,000 Project Cost: \$405,000
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Mr. Broughton presented the following A/E selection recommendation:

4.	630-000-161	<b>DEPARTMENT OF TRANSPORTATION</b> Construct Storage and Pole Buildings, Renovate Salt Dome Carlinville, Springfield and Barry, Illinois 1. EWR Associates, Inc. 2. Design Architects, Inc. 3. Architechnics, Inc.	Appropriation: \$800,000 Project Cost: \$800,000
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Mr. Broughton presented the following A/E selection recommendation:

5.	630-000-162	<b>DEPARTMENT OF TRANSPORTATION</b> Renovate Salt Dome and Construct Wash Bay and Maintenance Building Taylorville and Decatur, Illinois 1. Gorski Reifsteck 2. Sarti Architectural Group, Inc. 3. The Haley Architectural Group, Inc.	Appropriation: \$610,000 Project Cost: \$610,000
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Mr. Broughton presented the following A/E selection recommendation:

6.	630-000-163	<b>DEPARTMENT OF TRANSPORTATION</b> Construct Addition and Upgrade HVAC System District 7 Headquarters - Effingham, Illinois 1. Blank, Wesselink, Cook & Associates, Inc. 2. H. Michael Bohnsack Architects 3. MSA Professional Services	Appropriation: \$405,000 Project Cost: \$405,000
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Mr. Broughton presented the following A/E selection recommendation:

7.	630-000-164	<b>DEPARTMENT OF TRANSPORTATION</b> Upgrade Electrical and Ventilating Systems, Relocate Heating System and Install Oil Separators East St. Louis, Belleville, Highland, Wood River, Carrollton, Jerseyville and Hamel, Illinois 1. AFRAM Corporation 2. Klingner & Associates, P.C. 3. David A. Loyet & Associates, Inc.	Appropriation: \$650,000 Project Cost: \$650,000
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Mr. Broughton presented the following A/E selection recommendation:

8.	630-000-165	<b>DEPARTMENT OF TRANSPORTATION</b> Construct Salt Dome, Construct Pole Building and Renovate/Construct Restrooms Nashville, Lebanon and Carlyle, Illinois 1. Eilering Architecture 2. A D G Architecture and Design Group Ltd. 3. Baysinger Developmental Group PLLC	Appropriation: \$1,065,000 Project Cost: \$1,065,000
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Mr. Broughton presented the following A/E selection recommendation:

9.	630-000-166	<b>DEPARTMENT OF TRANSPORTATION</b> Construct Wood Frame Extension, Renovate/Construct Restrooms and Renovate Salt Dome Murphysboro, Pickneyville, West City and Anna, Illinois 1. Eggemeyer Associates Architects 2. H. Michael Bohnsack Architects 3. Marcum Engineering, LLC	Appropriation: \$420,000 Project Cost: \$420,000
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Mr. Chin moved and Mr. Ramage seconded a motion to approve the previous eight recommendations for the selection of architects/engineers. Chairman O'Brien called for a vote, which was approved unanimously.

Mr. Broughton presented the following A/E selection recommendation:

1.	291-275-003	<b>DEPARTMENT OF STATE POLICE</b> Upgrade Elevators Illinois State Police Central Headquarters Franklin Complex - Springfield, Illinois 1. Renaissance Architects, Inc. 2. Melotte Morse Leonatti Parker, Ltd. 3. John Shafer & Associates, Inc.	Appropriation: \$200,000 Project Cost: \$1,700,000
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Mr. Ladd noted that in previous selections there have been full appropriations and questioned why this selection only has partial funding.

Mr. Broughton stated that it was his understanding that the rest of the funding would come when the project is close to construction and explained that this started as a larger project for the Data Center but it was decided by the using agency that this specific work was of a higher priority.

Mr. Ladd questioned the urgency of this project and why it was necessary to move forward without full funding.

Mr. Broughton stated that the elevators are more than 40 years old and are shutting down.

Mr. Wilson reiterated that in discussions with the Governor's office, it was decided that the \$200,000 be taken from the Data Center project to be used on the design of the elevators as they are more of an urgency. Mr. Wilson stated he understands that this is not the ideal process to move forward with these kinds of projects but noted the Governor's office decided that this is the way they wanted to proceed until they could get the funds for construction.

Mr. Ladd stated that we have procurement procedures for these kinds of projects and he would like to see staff get back to utilizing those procedures.

Mr. Chin moved and Mr. Ramage seconded a motion to approve the recommendation for the selection of architects/engineers. Chairman O'Brien called for a vote, which was approved unanimously.

Mr. Broughton presented the following Higher Ed A/E selection recommendation and introduced Mr. Tom Glaser with the College of DuPage who explained the project:

1.	810-028-023	<b>ILLINOIS COMMUNITY COLLEGE BOARD</b> Construct Campus Maintenance Building College of DuPage – DuPage County 1. Legat Architects	Appropriation: \$5,000,000 Project Cost: \$8,000,000
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Mr. Ladd questioned the QBS process used in this selection and stated his dissatisfaction.

Mr. Glaser explained that they went through an extensive interview process in this selection.

Mr. Chin moved and Mr. Ramage seconded a motion to approve the recommendation for the selection of architects/engineers. Chairman O'Brien called for a vote, which was approved unanimously.

Mr. Broughton presented the following Construction Manager selection recommendation:

1.	816-028-023	<b>ILLINOIS COMMUNITY COLLEGE BOARD</b> Construct Campus Maintenance Building – Construction Management Services College of DuPage – DuPage County 1. Pepper Construction 2. Leopardo 3. Gilbane Building Company	Appropriation: \$5,000,000 Project Cost: \$8,000,000
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Mr. Ramage moved and Mr. Chin seconded a motion to approve the recommendation for the selection of Construction Manager. Chairman O'Brien called for a vote, which was approved unanimously.

Mr. Broughton noted the following informational items:

1. Architect/Engineers approved by Executive Director.
2. Design Build Selection

In reference to the Design Build Selection, Mr. Ladd questioned why this large of project was presented as an information item rather than an agenda item.

Mr. Broughton stated that we use a different delivery method for Design Build rather than the A/E QBS selection process and that the pricing component determines who that's going to be rather than subject to recommendation.

Mr. Ladd stated he does not recall these types of selections being an informational item in previous Board meetings.

Chairman O'Brien asked Mr. Broughton to bring previous informational items to the next Board meeting for review and also ensured Mr. Ladd that he would confer with CDB Legal.



Chairman O'Brien noted the resignation of CDB's Chief Legal Counsel, Mr. Chris Flynn, and praised Mr. Horton for taking on "double duty". Chairman O'Brien also noted the resignation of Chairman Licata and thanked him for his years of service to the Board.

Chairman O'Brien noted that the next scheduled Board meeting of the Capital Development Board will be held in Springfield and hopes that all members are able to attend.

Mr. Ladd moved and Mr. Chin seconded a motion to adjourn. Chairman O'Brien called for a vote, which was approved unanimously. Motion carried and the meeting adjourned at 11:23 a.m.

**SUBJECT:   *Design Build Selection***

CDB Project #	Construction Combined Support Maintenance Shop Camp Lincoln	Total Project Cost Budget
546-325-057	Springfield, Sangamon County, Illinois	\$13,850,000

1. CORE Construction
2. Korte Construction Company d/b/a/ The Korte Company
3. River City Construction LLC

**D/B SELECTION COMMITTEE SELECTION  
November 8, 2011**

**CDB PROJECT NO:** 546-325-057

**PROJECT DESCRIPTION:** Construction Combined Support Maintenance Shop

**PROJECT LOCATION:** Camp Lincoln  
Springfield, Sangamon County, Illinois

**APPROPRIATION AMOUNT:** \$13,850,000

**ESTIMATED TOTAL PROJECT COST:** \$13,850,000

**PROJECT SCOPE OF WORK:**

The project consists of addressing deficiencies of the existing Combined Maintenance Shop (CSMS) facility at Camp Lincoln in Springfield, Illinois.

The existing 45,960 square foot facility is over 30 years old and is inadequate for the current mission. The facility includes a main building with some operations located in adjacent buildings.

The project consists of the demolition of two buildings and the construction of a new building for Allied Trades; and the new or renovated (with addition) main building which will contain CSMS services with a budget of \$13,850,000.00.

The new and/or renovated Combined Service Maintenance Facility (CSMS) program requires 75,465 gross square feet and may not exceed 82,732 square feet. Given the site constraints, the program is split into a new 31,871 square foot Allied Trades Building (new) and an 43,594 square foot Main Facility (new or renovate with addition). The project includes four main functions:

Allied Trades (separate 31,871 square foot building)  
Ground Vehicle Work Bays (eight)  
Electronics and Weapons Repair  
Supply and Administration

**CAPITAL DEVELOPMENT BOARD****Agenda Item**

**SUBJECT:** *Board Concurrence for Selection of  
Higher Education Architect/Engineer*

<b><u>PROJECT #</u></b>	<b><u>FIRM/JOB DESCRIPTION</u></b>	<b><u>PROJECT AMOUNT</u></b>
810-094-024	DeTella, Planera Architects Replace Roofing Systems/Exterior Repairs Illinois Community College Board South Suburban College South Holland, Cook County, Illinois	\$494,000

**CAPITAL DEVELOPMENT BOARD  
RECOMMENDATION FOR BOARD CONCURRENCE  
IN THE SELECTION OF  
HIGHER EDUCATION ARCHITECT/ENGINEER  
November 8, 2011**

**CDB PROJECT NO:** 810-094-024

**PROJECT DESCRIPTION:** Replace Roofing Systems/Exterior Repairs

**PROJECT LOCATION:** Illinois Community College Board  
South Suburban College  
South Holland, Cook County, Illinois

**APPROPRIATION AMOUNT:** \$ 494,000

**ESTIMATED TOTAL PROJECT COST:** \$ 494,000

**PROJECT SCOPE OF WORK:**

South Suburban College is a 436,259 square foot campus constructed in 1972.

The scope of work provides for replacing roofing systems, including repairing roof decks, installing gutters and painting the metal siding. The scope of work also provides for tuckpointing and replacing doors and door frames.

**CAPITAL DEVELOPMENT BOARD****INFORMATIONAL ITEM****SUBJECT: *Director Selection / Informational Item***

<b><u>PROJECT #</u></b>	<b><u>FIRM/JOB DESCRIPTION</u></b>	<b><u>PROJECT AMOUNT</u></b>
104-600-016	Melotte Morse Leonatti Parker, Ltd. Inspect for Mold Old State Capitol - Springfield Historic Preservation Agency	\$10,000

**A/E SELECTION APPROVED BY THE EXECUTIVE DIRECTOR**

**BOARD MEETING DATE:** November 8, 2011

**CDB PROJECT NO:** 104-600-016

**PROJECT DESCRIPTION:** Inspect for Mold

**PROJECT LOCATION:** Historic Preservation Agency  
Old State Capitol - Springfield

**PROJECT AMOUNT:** \$10,000

**PROJECT SCOPE OF WORK:**

The Old State Capitol is a 255,000 square foot, one-building facility constructed in 1830.

The scope of work provides for the inspection of areas of the Old State Capitol for mold. An assessment of the areas and affected artifacts, as well as suggestions and costs for remediation of building surfaces and building contents is needed.

**FY-12 CDB BOARD MEETING SCHEDULE**

<b>DATE</b>	<b>TIME</b>	<b>LOCATION</b>
July 12, 2011	10:30 a.m.	Chicago, Springfield & Collinsville video-conference
August 9, 2011	10:30 a.m.	Chicago, Springfield & Collinsville video-conference
September 13, 2011	10:30 a.m.	Chicago, Springfield & Collinsville video-conference
October 11, 2011	10:30 a.m.	Chicago, Springfield & Collinsville video-conference
November 8, 2011	10:30 a.m.	Chicago, Springfield & Collinsville video-conference
December 13, 2011	10:30 a.m.	Chicago, Springfield & Collinsville video-conference
January 10, 2012	10:30 a.m.	Chicago, Springfield & Collinsville video-conference
February 14, 2012	10:30 a.m.	Chicago, Springfield & Collinsville video-conference
March 13, 2012	10:30 a.m.	Chicago, Springfield & Collinsville video-conference
April 10, 2012	10:30 a.m.	Chicago, Springfield & Collinsville video-conference
May 8, 2012	10:30 a.m.	Chicago, Springfield & Collinsville video-conference
June 12, 2012	10:30 a.m.	Chicago, Springfield & Collinsville video-conference